

**WIRELESS TELECOMMUNICATIONS FACILITIES ORDINANCE  
PROPOSED PERMITTING REQUIREMENTS**

Prohibitions

- within County-designated ESHAs, except placed on existing structures that are either:
  - entirely within a County right-of-way; or
  - in previously developed areas (structures built or previously graded)
- located on properties listed on the National Register of Historic Properties or the California Register of Historical Resources
- portable vehicles mounted on wheels, unless a temporary use permit has been approved
- located within zones R-1 (single-family residential) or R-2 (two-family residential), unless the subject property is a community or religious assembly
- within public right-of-ways that are adjacent to zones Single Family Residence (R-1) or Two Family Residential (R-2)

Minor Conditional Use Permit

- located:
  - in a commercial or industrial zone; or
  - in zones Resort & Recreation, Restricted Parking, Scientific Research and Development, or Institutional; or
  - on County-owned or county-leased property; and
  - in compliance with all development standards for the zone
- wireless facilities that replace existing facilities, only if:
  - the facility conforms with the height limit for the zone, or
  - the height is less than 50 feet, whichever is more restrictive
- wireless facilities located within the public right-of-way located:
  - in commercial or industrial zone; or
  - zones Resort & Recreation, Restricted Parking, Scientific Research and Development, or Institutional, and
  - are mounted on a structure or are part of a freestanding support structure, and
  - is less than 50 feet in height

Conditional Use Permit

- located:
  - in residential or agriculture zones (except prohibited in R-1 or R-2; or
  - in zones Watershed or Open Space
- located within an ESHA (as noted in prohibitions), or SEA
- located along a scenic highway
- located on a lot or containing an existing sensitive use
- part of a linear system of small facilities with two or more facilities
- part of two or more facilities filed under one application
- located within 250 feet from any residential or agricultural zone
- all wireless facilities that do not qualify for a minor conditional use permit, shall require a Conditional Use Permit subject

Exemptions

- located entirely within a building and serves only that building
- emergency 911 hardware that meets Federal and State requirements for automatic location identification
- County-owned wireless telecommunication equipment, antennas and support structures
- Amateur Radio Antennas that are in compliance with Part 13 of Section 22.52

**WIRELESS TELECOMMUNICATIONS FACILITIES ORDINANCE**  
**PROPOSED DEVELOPMENT STANDARDS**

Height

- A structure-mounted wireless facility shall not exceed the maximum height allowed in the applicable zone, or 16 feet above the building roof line, whichever is higher.
- If the proposed facility is located in a CSD, the height shall not exceed the applicable height limit for the CSD.
- A ground-mounted wireless facility, where not located on a public right of way, shall not exceed the maximum height allowed in the applicable zone, with a maximum permitted height of 75 feet.

Setback Requirements for Structure-Mounted Facilities

- Set back from the roof's edges and parapet walls to the maximum extent possible to minimize its visual impact from public rights-of-way and adjacent properties.

Roof Coverage Limits for Structure-Mounted Facilities

- Unless screened and not visible from ground level, the total of all building-mounted wireless facilities located on one roof shall not cover more than 10 percent of the total area of the roof.

Design

- All wireless telecommunications facilities shall use camouflage techniques to minimize visual impacts and provide appropriate screening.
- Depending on the proposed site and surroundings, certain camouflage techniques may be deemed by the director as ineffective or inappropriate and alternate techniques may be required.
- The following is a menu of camouflage techniques that should be considered; this list is not exclusive: monopole, flag pole, mono-trees, monorock, finish.

Structure-Mounted

- Integrated into the building's or structure's architecture through design, color, and texture and/or fully screened.

Ground-Mounted

- Appurtenant equipment boxes shall be screened or camouflaged.

Underground Requirement

- Facilities located along a scenic highway, in an SEA, or within 250 feet of an SEA.

Co-Location

- Newly installed mono-poles and towers shall be constructed so as to physically and structurally allow co-location of at least one other wireless facility.
- On co-located facilities, the electric meters for all of the facilities shall be placed on one pedestal or at one location, whenever possible.
- Co-locations shall use screening methods similar to those used on the existing wireless facility.

Security

- Provide fencing, gates, and/or locks to secure the facility from access by all persons other than authorized personnel.

*Fencing and Walls*

- All fencing or walls used for screen or securing a wireless facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron. No chain link, chain link with slats, barbed and other types of wire fencing are permitted.

*Lighting*

- Any exterior lighting for wireless telecommunications facilities shall be fully shielded.
- Antenna lighting is prohibited.
- Beacon lights are prohibited unless required by the FAA.

*Sensitive Use*

- Any wireless facility located on a sensitive use, shall be isolated from and not be intrusive on the activities at such venue, to the satisfaction of the Commission.

*Displacement of Required Parking*

- Placement of a wireless facility in a parking lot or parking structure may not cause a reduction in the required parking spaces to below the number required for the use on the subject property.

*Maintenance*

- All wireless facilities shall be maintained in good condition and repair, and shall remain free of general dirt and grease, chipping, fading, peeling or cracked paint, and free of cracks, dents, blemishes and discoloration.
- Rust and corrosion shall not be visible on any unpainted metal areas.
- All landscaping provided as screening shall be maintained at all times and shall be promptly replaced if needed.

*Graffiti*

- The facility shall remain free of graffiti. Any and all graffiti shall be removed by the operator or property owner within 48 hours.

*Removal*

- The operator of a wireless facility shall remove such facility within six months after its lawful operation has ceased, and restore the site as nearly as practicable to its original condition.

*Compliance Reports*

- The applicant shall submit on an annual basis, reports to the department to show compliance with the maintenance and removal conditions.

*Service Provider Identification*

- Facilities located on a property containing an existing sensitive use, the applicant shall provide the name, address, and telephone number of the service provider, which shall be displayed on the grounds of the property where the wireless facility is located.

*Federal Communications Commission (FCC)*

- Upon completion of construction of all facilities, the applicant shall submit written certification that the radio frequency electromagnetic emissions levels comply with Federal Communications Commission ("FCC") limitations for general population/uncontrolled exposure to such emissions.
- All facilities shall comply with adopted FCC limits for general population/ uncontrolled exposure to such emissions when operating at full strength and capacity.

*Development Standards in Highways and Public Right-of-Ways*

In addition to the development standards listed above, wireless facilities located on, under, or projecting onto any highway or public right-of-way shall also comply with the following:

*Ground-Mounted Facility*

- When installed in a parkway or other landscaped area, the wireless facility owner shall install drought-tolerant landscaping immediately surrounding the installation or restore any landscaping disturbed by the installation.
- The installed or restored landscaping shall be consistent with the existing landscaping in the immediate vicinity.

*Below Grade Requirement*

- All appurtenant wireless facility equipment that is not pole-mounted shall be installed below surrounding grade whenever economically and technically feasible.
- If the below grade requirement is waived due to infeasibility:
  - for facilities in non-urban areas - the equipment shall be fully screened with or camouflaged to resemble locally existing natural materials.
  - for facilities in urban areas - concrete pads for the appurtenant equipment shall be a color that is consistent with adjacent surrounding sidewalks. Where there is no existing sidewalk, concrete pads shall be earth-tone color that is consistent with existing surrounding earth.

*Height*

- The height of a wireless facility shall not exceed 50 feet.

*Placement*

- The placement of wireless facilities shall not interfere with the public's unobstructed use of highways, sidewalks or trails, or unobstructed access from private property to highways and other public access.

*Encroachment Permit*

- As a condition of the use permit, the applicant shall obtain an encroachment permit from the Department of Public Works.

*Relocation*

- Wireless facilities may be required to relocate due to street improvement projects. The cost of relocation of wireless facilities due to such projects shall be fully borne by the owner, operator, or permittee of the wireless facilities involved.